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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D24A/0523/WEB**

**APPEAL** by Miguel Fitzgerald and Natacha Fitzgerald Soto care of Armstrong Planning of 12 Clarinda Park North, Dún Laoghaire, County Dublin against the decision made on the 9<sup>th</sup> day of September 2024 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** The construction of a detached (dormer) three-bed dwelling (approximately 208 square metres gross internal area) including driveway, car parking space for two cars, new service and drainage connections, together with a wastewater treatment system and soil polishing filter, new gate, piers and pedestrian gate to existing entrance and associated site development works, on site comprising 0.315 hectares (approximately 3150 square metres), 6A Old Rathmichael, Shankill, Dublin.

**Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## Reasons and Considerations

Having regard to the A1 zoning objective of the area, as set out in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the objective of which seeks to provide 'for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans', Section 2.6.1.3 of the development plan (Local Area Plan-Making Programme), which sets out that within the Rathmichael A1 zoned area 'minor modifications and extensions to existing properties' can be considered in advance of the relevant local area plan being in place, and Appendix 1, Section 4.7 (New Residential Communities: Old Connaught and Rathmichael) which sets out that development in this Tier 2 area is contingent upon the timely delivery of supporting infrastructure, the Board considered that the proposed development of a new residential unit at this location, with a new vehicular access, is not a minor modification or an extension to an existing property. The proposed development would be contrary to the A1 zoning objective for the area, section 2.6.1.3 and Appendix 1, Section 4.7 of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Mick Long**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                      day of                      2025.**